

# City of Franklin

# Legislation Details (With Text)

File #:	17-0104	Version:	1	Name:			
Туре:	Contract/Agreement			Status:	Passed		
File created:	1/26/2017			In control:	Work Session		
On agenda:	2/14/2017			Final action:	2/14/2017		
Title:	*Consideration of Development Agreement for Mallory Green Development on the Corner of Mallory Lane and Spring Creek Drive (COF 2016-0335) with 3665 Mallory JV LLC (02/14/17 WS)						
Sponsors:	Paul Holzen						
Indexes:							
Code sections:							

#### Attachments: 1. COF 2016 - 0335 Mallory Green Development Agreement - LawApproved

Date	Ver.	Action By	Action	Result				
2/14/2017	1	Work Session	acknowledged					
2/14/2017	1	Board of Mayor & Aldermen	approved	Pass				
DATE:	January 26, 2017							
то:		Board of Mayor and Aldermen						
FROM:	Eric Stuckey, City Administrator Paul Holzen, Director of Engineering Jimmy Wiseman, Assistant Director of Engineering							

#### SUBJECT:

\*Consideration of Development Agreement for Mallory Green Development on the Corner of Mallory Lane and Spring Creek Drive (COF 2016-0335) with 3665 Mallory JV LLC (02/14/17 WS)

#### <u>Purpose</u>

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a development agreement for Mallory Green Development with 3665 Mallory JV LLC.

#### **Background**

Ranco Farms Subdivision, Site Plan, Lot 2, Revision 2 (Mallory Green) was approved at the November 17, 2016 Franklin Municipal Planning Commission. The project includes a 175,000 SF office building, a 119 room hotel and a 122 room hotel on 17.88 AC, located at the northwest corner of the intersection of Mallory Lane and Spring Creek Drive. As part of the traffic impact study, the Engineering Department and the city's on-call traffic engineer recommended that the development be required to provide connectivity to Jordan Road to help distribute traffic throughout the network. The additional connectivity would have provided access to two signal along Mallory Lane and would help to reduce potential delays at Spring Creek Drive. Through negotiations with the development agreement. This agreement requires the property owner to construct an

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access road connecting Lot 2 to Jordan Road near the northwest corner of Lot 2 if the City of Franklin grants additional improvement in the future.

## **Financial Impact**

No financial impact at this time.

### **Recommendation**

Staff recommends approval of COF 2016-0335.